



35321 Range Road 242
Rural Red Deer County, Alberta

MLS # A2321750



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,207 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	4.70 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Native Plants, No Neig		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-35-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Storage		

Inclusions: Skidded Workshop, Shed

Welcome to this beautifully maintained 4.7-acre acreage just minutes from Elnora. Surrounded by mature trees and peaceful countryside, this unique property offers both a charming home and income-generating potential through an established Saskatoon berry orchard. The home is warm and inviting, featuring bright living spaces, an updated kitchen, a spacious dining area, and a versatile loft perfect for a family room, office, or guest space. Large windows throughout showcase stunning views of the surrounding landscape and provide an abundance of natural light. Outside, you'll find a private, park-like setting with beautifully landscaped grounds, mature shelterbelts, and plenty of room to enjoy country living. The thriving Saskatoon berry operation offers an excellent opportunity for supplemental income or a rewarding hobby business. Whether you're looking for a peaceful rural retreat, a hobby farm, or a property with business potential, this picturesque acreage delivers the best of country living while remaining conveniently close to Elnora and surrounding communities. Upgrades include a new water well pump and pressure tank in 2023, a new Hot Water Tank in 2024, a High-Efficiency Furnace in 2016, new Roof and Sheeting replaced in 2014, new Siding in 2014, Garage with a lean-to on both sides built in 1992.